

Minutes of Plan Commission Meeting June 16, 2020

Call to Order – Mayor Palm called the meeting of the Commission to order at 5:15 PM.

Roll Call – Present were Mayor Palm, Phil Wedekind, Roy Franzen, Jim O'Neill, Tom Kolb, Dee Marshall, and Ed Geick.

Also in attendance were Engineer Tom Pinion, Kennie Downing, Pat Cannon, Glenn Hovde, Scott Truel, Jake Buswell, Misty Muter, Chris Sommerfield, Joe Colossa, Jill (Martin), Gary Wegner, Ken & Mary Dressen, Linda Kohlmeyer, Keith & Jennifer Kohlmeyer

Call to Order

- a. Note compliance with the Open Meeting Law. Mayor Palm noted compliance with the Open Meeting Law.
- b. Agenda Approval: It was moved by Kolb, seconded by Wedekind to approve the agenda as posted. Motion carried unanimously.
- c. Minutes Approval: It was moved by O'Neill, seconded by Kolb to approve the minutes of the May 19, 2020 meeting. Motion carried unanimously.

Public Invited to Speak (*Any citizen has the right to speak on any item of business that is on the agenda for Commission action if recognized by the presiding officer.*) – Pinion said that there was one person registered as Olivia Kohlmeyer, She was there to represent the Kohlmeyer family and to answer any questions if necessary. There were no speakers.

Public Hearings

- a. The request of Hovde Development Corp. for a Conditional Use Permit to allow the construction of a hotel to be located in the W1/2 of the SW1/4 of Section 3, T11N, R6E, on the northerly 3 acres of Lot 3 of CSM No. 6411, City of Baraboo, Sauk County, Wisconsin at 932 Gateway Drive – Glen Hovde, Real Estate Broker and Developer from Madison addressed the Commission. He said an hotelier site planner contacted him about one month ago. He said they were looking at doing three different hotels, one in the Reedsburg/Baraboo area, one in the Stoughton area, and in the DeForest area. He said in looking at the site and talking to the hotelier, there is interest in doing a hotel, but it is subject to a feasibility study being done, which he believes will be done sometime the end of July; however, there are no promises. The selected site is just south of the Pizza Ranch. He said the hotelier laid out a potential site plan; however, this does not mean that this is the way it will turn out, but it gives an approximate size and orientation. The hearing was declared closed.
- b. Request of Hovde Development Corp. for a Conditional Use Permit to allow the construction of a flex space building for light industrial and/or office space to be located in the W1/2 of the SW1/4 of Section 3, T11N, R6E, on the southerly 4 acres of Lot 3, Gateway Business Park plat, City of Baraboo, Sauk County, Wisconsin at 1025 Gateway Drive – Glen Hovde said when Scott Truehl took him to the site to talk about a hotel he saw the vacant land and thought it was a beautiful site that something could be put on. He said that it is similar to the development that he did in the Middleton Business Park where there is the possibility of doing, what he calls flex buildings, buildings that could have multiple tenants, a business center. He said that the south end of what he calls the island on Teel Drive makes the most sense. He said that this again would be no promises, but the concept is two 24,000 sq. ft. buildings, each would be 80-feet wide, and 300-feet long. He said that there would be a face on the building to the south, face on the building to the north, and faces on both sides. He said that faces mean that there will be windows, potential for doors, brick, and color. He said that the concept is they could be divided into four spaces, someone could have two spaces, 12,000, someone could have 3 spaces, or someone could have the entire building for 24,000 sq. ft. He said the concept is to do multiple spaces. He said trucks would come in the back. He said the concept of having 6,000 square feet with about 1,000 square feet of office, and 5,000 sq. feet of shop area. He said that he would build the first building, if he does not have a tenant for that one, make one unit a model, do the floor and do not do the rest of the building until there is a tenant that needs space. He said that the landowner is very particular of what it will look like, so before the spend the dollars to come up with a design and a face on the buildings he wants to make sure it can be done if it falls into place. The hearing was declared closed.

New Business

- a. Consider Hovde Development Corps's request for a Conditional Use Permit to allow the construction of a hotel to be located in the W1/2 of the SW1/4 of Section 3, T11, R6E, on the northerly 3 acres of Lot 3 of CSM No.

6411, City of Baraboo, Sauk County, Wisconsin at 932 Gateway Drive – Pinion said that there was a general location plan for where this property is. He said that this is a preliminary level of interest from the developer. Pinion said that the underlying zoning of this property is I-4, which is planned business, planned industrial zoning district, and is the most permissive zoning classification within the City. He said that the proposed use of a hotel would be permitted, but it is also in the conditional use overlay district. He said this evening's agenda item is restricted to only for the use of the property as a proposed hotel. He said if the hotel were an acceptable use of the property, then it would warrant support from the Plan Commission. Pinion said this is the first step in a very long process to complete that, and the entire site plan review and approval process would need to be followed. It was moved by Kolb, seconded by Wedekind to approve the request for a Conditional Use permit to allow the construction of a hotel at 932 Gateway Drive. On roll call for the motion, Ayes – O'Neill, Kolb, Marshall, Geick, Palm, Wedekind, and Franzen. Nay – 0, motion carried 7-0.

- b. Consider Hovde Development Corp.'s request for a Conditional Use Permit to allow the construction of a flex space building for light industrial and/or office space to be located in the W1/2 of the SW1/4 of Section 3, T11N, R6E, on the southerly 4 acres of Lot 3, Gateway Business Park plat, City of Baraboo, Sauk County, Wisconsin at 1025 Gateway Drive - Pinion said that this is a similar item where it only pertains to the use of the property. This flex space building allows for many potential occupancies. It was moved by Kolb, seconded by Marshall to approve the request for a Conditional Use Permit to allow the construction of a flex space building for light industrial and/or office space to be located at 1025 Gateway Drive. On roll call vote for the motion, Ayes – Kolb, Marshall, Geick, Palm, Wedekind, Franzen, and O'Neill. Nay – 0, motion carried 7-0.
- c. Consideration of a Request by Three Amigos Property Management, LLC to review a SIP in accordance with Step 4 of the Planned Development process to construct a 66-unit multi-family residential complex, located at 325 Lynn Street, in a B-1 Central Business zoning – Pinion said the Commission conditionally approved the SIP last month pending submittal of the color renderings. He said the developers and their architect are virtually present, and he is in possession of material samples. He said that they are looking for SIP approval with the understanding that the final site plan, stormwater management plan, and landscaping plan would be reviewed. He said that he did receive draft copies of those; however, have not had time to review them for this meeting. Jake Buswell said that the one thing missing is the landscape plan and as of right now, they want to get to a level with the City to get their financing in place so they can plunge forward. He said that they are at about \$70,000 to \$75,000 into the plans and to get another landscaping plan would be another \$15,000 - \$20,000 without any surety that they will get the financing to go through, which their financing is contingent on the site getting to a build ready state, and also the TIF going through. It was moved by Kolb, seconded by O'Neill to approve the SIP. On roll call motion, Ayes – Marshall, Geick, Palm, Wedekind, Franzen, O'Neill, and Kolb. Nay – 0, motion carried 7-0.
- d. Consideration of a Request by Collaborative properties, LLC to review a combined GDP/SIP in accordance with Steps 3 & 4 of the Planned Development process to allow a two-tenant professional office building in a B-3 Highway Oriented Business zoning district on the 0.25-acre vacant parcel on the south side of 8th Street, located at 908 8th Street by Misty Muter and Chris Sommerfield – Pinion presented the background to the Commission. He said that a rendering has been presented with a hip roof instead of a gabled as requested by the Commission last month. Wedekind moved, seconded by Franzen approve the GDP/SIP to allow a two-tenant professional office building at 908 8th Street. On roll call vote for the motion, Ayes – Geick, Palm, Wedekind, Franzen, O'Neill, Kolb, and Marshall. Nay – 0, motion carried 7-0.
- e. Consideration of a Request by Al Ringling Brewing Company, Inc. to review a combined GDP/SIP in accordance with Steps 3 & 4 of the Planned Development process to allow an outdoor beer garden with a decorative fence less than 6 feet in height in a B-1 Central Business zoning district for the property located at 623 Broadway, on the southwest corner of 5th Avenue and Broadway, Joe Collossa, Donald Horowitz, Jon Bar, and Griffin James – Pinion presented the background to the Commission. He said that they have a conditional use to operate a brewery as a tourism business; they are looking to provide an outdoor beer garden with a fence that would not be 6-feet in height, and would be complimentary to the historic nature of the Al Ringling Mansion. It was moved by Kolb, seconded by Marshal to approve the GDP/SIP to all an outdoor beer garden with a decorative fence less than six feet in height at 623 Broadway. On roll call vote for the motion, Ayes – Palm, Wedekind, Franzen, O'Neill, Kolb, Marshall, and Geick. Nay – 0, motion carried 7-0.

- f. Review and approve a two-lot Certified Survey Map for The Opal Kohlmeyer Estate for land in the City's Extraterritorial Plan Approval Jurisdiction, located on the west side of Hager and Mine Roads, south of Waldo Street, being part of the NE1/4 of the NW1/4 of Section 11, T11N, R6E, Town of Baraboo, Sauk County, Wisconsin, by Sandra Cohoon – Pinion said that this CSM is the entirety of the Opal Kohlmeyer Estate along that property that hasn't previously been divided by CSM, so it is a total of just over 40 acres. He said the applicant is looking to take that entire parameter and dividing it into two separate lots, both of which exceed the City's minimum lot size of 20 acres. He said Lot 1 does cross the corporate boundary, but that is common practice when it comes to land surveys. He said it does comply with the City's minimum lot size in the ET District. He said normally this would come to the City after the Town approval, he suggested that this should be approved contingent on Town approval. It was moved by Kolb, seconded by Franzen to approve the two-lot CSM contingent on Town of Baraboo approval. On roll call vote for the motion, Ayes – Wedekind, Franzen, O'Neill, Kolb, Marshall, Geick, and Palm. Nay – 0, motion carried unanimously.

Adjournment - It was moved by Kolb, seconded by O'Neill to adjourn at 5:47 p.m. The motion carried unanimously.

Mike Palm, Mayor